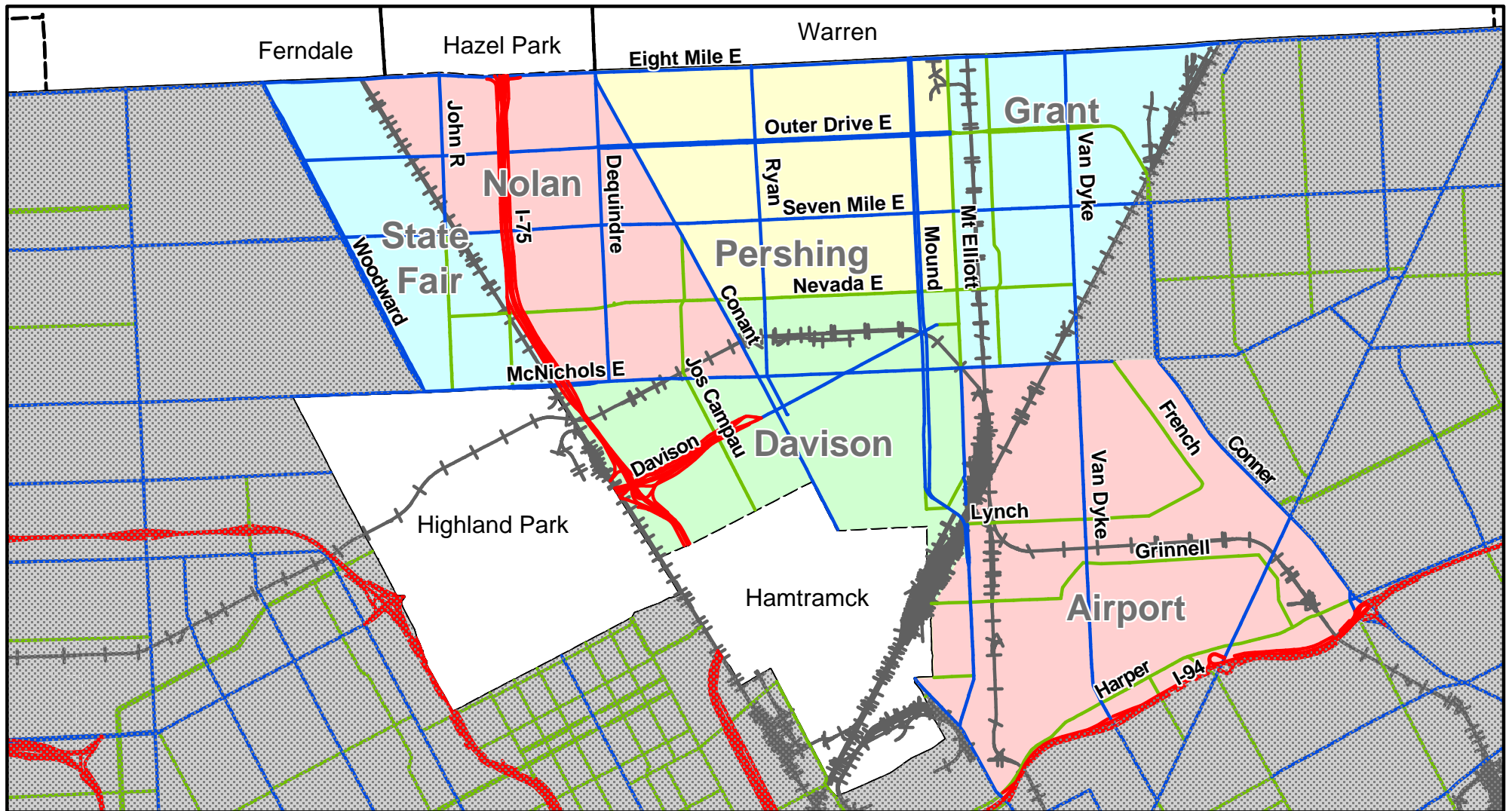# Cluster 1

Introduction

Cluster 1 is generally bounded by Eight Mile to the north; the Ford Freeway (I-94) and the Highland Park and Hamtramck city limits to the south; the Canadian National Railroad and Conner Avenue to the east; and Woodward Avenue to the west. The cluster consists of six neighborhood areas: Airport, Davison, Grant, Nolan, Pershing and State Fair. The most notable landmarks in Cluster 1 include the Detroit City Airport in the southeast and the Michigan State Fair Grounds in the northwest.

Cluster 1 has some stable neighborhoods that serve as anchors for future development. However, a few neighborhoods have experienced serious blight over the past decade. Cluster 1 lost almost ten percent of its population and housing units between 1990 and 2000. One-third of Cluster 1 residents are youths.
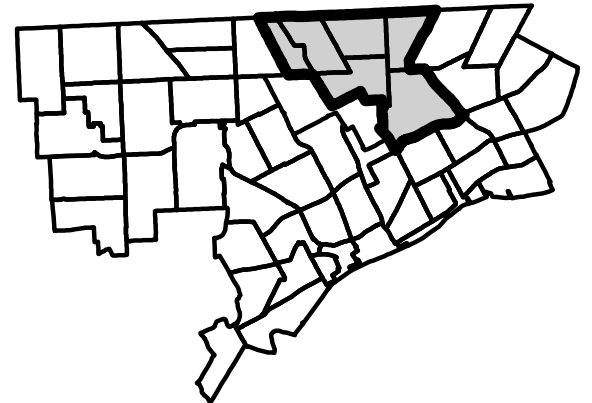
Ferndale

Hazel Park

Warren

Eight Mile E

Outer Drive E

Grant

John R

Dequindre

Nolan

I-75

Van Dyke

Ryan

Seven Mile E

State Fair

Woodward

Pershing

Mound

Mt Elliott

Nevada E

Conant

McNichols E

Jos Campau

Davison

Davison

French

Conner

Highland Park

Lynch

Van Dyke

Grinnell

Hamtramck

Airport

Harper

I-94

Neighborhood Index

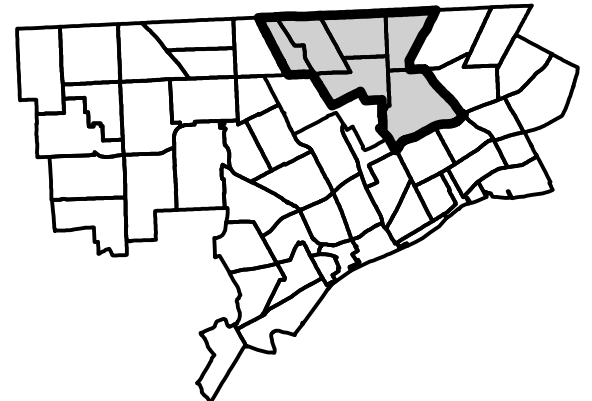|	
Airport	Nolan
Davison	Pershing
Grant	State Fair
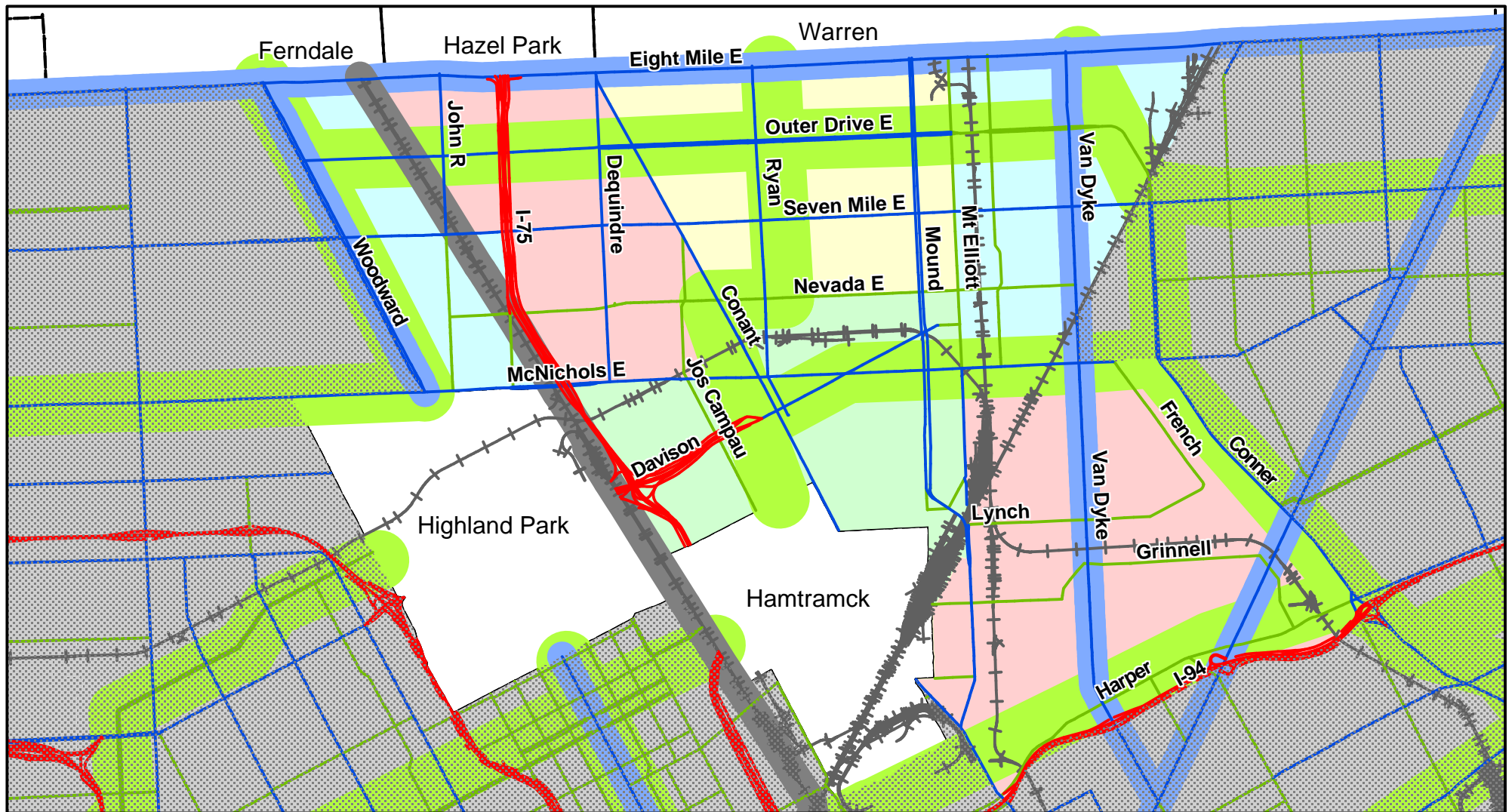
Map 1B

City of Detroit Master Plan of Policies

Neighborhood Cluster 1

Transportation Network

— Major Street
— Secondary Street
Mass Transit Route
Passenger Rail
Non-Motorized Route - Conceptual

Ferndale
Hazel Park
Warren
Eight Mile E
Outer Drive E
John R
Dequindre
Ryan
Seven Mile E
I-75
Mound
Mt Elliott
Van Dyke
Nevada E
Woodward
Conant
McNichols E
Jos Campau
Davison
French
Conner
Highland Park
Lynch
Grinnell
Van Dyke
Hamtramck
Harper
I-94

Table   1

City of Detroit
Master Plan of Policies

2000 Census - Demographic Profile

Neighborhood Cluster   1

Total Population   98,436

1990 Population	108,634	
1990 to 2000 Change	-10,198	
Percent Change	-9.39%	

Race

White Only	10,554	10.72%
Black or African American Only	81,197	82.49%
American Indian and Alaska Native Only	329	0.33%
Asian Only	2,014	2.05%
Native Hawaiian and Other Pacific Islander Only	47	0.04%
Other Race Only	301	0.31%
Two or More Races	3,994	4.06%

Hispanic Origin

Hispanic Origin (Any Race)	897	0.91%
1990 Hispanic Origin	1,035	
1990 to 2000 Change	-138	
Percent Change	-13.33%	

Gender

Male	47,005	47.75%
Female	51,431	52.25%

Educational Attainment

Population 25 or older	56,509	57.41%
HS Graduate or Higher	36,990	65.46%
Assoc. Degree or Higher	5,620	9.95%

Age

Youth Population (Under 18 Years Old)	32,585	33.10%
1990 Youth Population	34,634	
1990 to 2000 Change	-2,049	
Percent Change	-5.92%	
0 to 4 Years Old	8,538	8.67%
5 to 10 Years Old	12,557	12.76%
11 to 13 Years Old	5,490	5.58%
14 to 17 Years Old	6,000	6.10%
18 to 24 Years Old	9,342	9.49%
25 to 44 Years Old	29,031	29.49%
45 to 64 Years Old	17,490	17.77%
65 Years Old and Older	9,988	10.15%

Households

Households	32,054	
Average Household Size	2.98	
Population in Group Quarters	2,816	2.86%
Population in Households	95,620	
Family Households	22,366	69.78%
Married Couple Family	9,097	40.67%
Female Householder Family	11,010	49.23%
One Person Households	8,304	25.91%

Housing Units

Housing Units	35,903	
1990 Housing Units	39,451	
1990 to 2000 Change	-3,548	
Percent Change	-8.99%	
Vacant Housing Units	3,808	10.61%
Occupied Housing Units	32,095	89.39%
Owner Occupied	19,224	59.90%
Renter Occupied	12,871	40.10%

Housing Value

Owner Occupied Units	17,429	
Less Than $15,000	1,632	9.36%
$15,000 to $29,999	3,194	18.33%
$30,000 to $49,999	4,845	27.80%
$50,000 to $69,999	4,305	24.70%
$70,000 to $99,999	2,778	15.94%
$100,000 to $199,999	613	3.52%
$200,000 or More	62	0.36%

Household Income

Less Than $10,000	6,596	20.58%
$10,000 to $14,999	2,705	8.44%
$15,000 to $24,999	5,725	17.86%
$25,000 to $34,999	4,457	13.90%
$35,000 to $49,999	4,212	13.14%
$50,000 to $74,999	4,813	15.02%
$75,000 or More	3,546	11.06%